

**AT&T Mobility Wireless Facility
Alternate Site Analysis
For SD0653 Descanso
11190 Highway 79
Descanso, CA 91916**

SITE SELECTION/PREFERRED SITES PER SECTION 6986

The proposed project site is designated S92 which is classified as a General Rural Use land use designation per Section 6983 R. of the County Zoning Ordinance. Hence, the proposed project site is not located in a preferred zone per Section 6986 of the County Zoning Ordinance. The facility is located on a proposed 40-foot-tall monopine, which is classified as a camouflage wireless communication facility in the County's Wireless Telecommunications Facilities (WTF) Ordinance section of the Zoning Ordinance. Most developed properties in the area of the proposed site are rural use with a primary residence; the area to the north is the Cuyamaca Rancho State Park, which is owned and controlled by the State of California; all previous attempts to locate a wireless communication facility in the state park have failed.

There are no publicly owned water tank facilities in this area; residential uses have their own wells and storage tanks. The closest publicly owned water tanks are in the Descanso town site area, about three miles southwest, and in Pine Valley, about eight miles east of Descanso.

The proposed site was chosen because of the superior coverage afforded by its location next to Cuyamaca Rancho State Park. The proposed site allows the applicant to provide coverage to Highway 79, the southern portion of Cuyamaca Rancho State Park, and the surrounding rural and residential community.

EVALUATION OF EXISTING FACILITIES FOR CO-LOCATION

Verizon Monopine on Same Parcel

There is one existing facility located on site, a Verizon Wireless cell site on a 40-foot tall monopine. Co-location on the monopine is possible but would require the replacement of the existing monopine with a new 50-foot tall monopine to accommodate more antennas. Construction of the new monopine will require a new foundation (caisson) within five feet of the existing monopine which will be difficult due to the ground conditions and space constraints of the site. AT&T chose to build a separate monopine approximately 50 feet north, where ground conditions are more predictable, to avoid interference and avoid adding 10 feet to the existing tree. Additionally, adding 10 feet of height to the existing monopine will create an increased visual impact from SR 79, which is classified

as a scenic route. The two trees at the lower height will look more natural in the current setting.

4. Faux Water Tank (PDS2011-3300-11-006), 10950 Boulder Creek Road, Descanso

This project is almost four miles west of the project site and does not cover one of the primary objectives of the project site—State Route 79. The site is also 800 feet lower in elevation than the project site—3200 feet AMSL compared to 4000 feet AMSL at the project site. Verizon is the owner of this cell site and is also on the project parcel, indicating that the coverage is complemented rather than replaced by the specific location. AT&T may pursue another site in this area in the future and co-location may be a possible alternative.

Alternate Sites Analysis

There are few available alternate sites for the proposed project; the following synopsis identifies the existing wireless communication facilities in the area. The only wireless communication site in Cuyamaca Rancho State Park is located on Cuyamaca Peak, approximately four miles north of the project site.

1. Cuyamaca Peak, Cuyamaca Rancho State Park.

A wireless communication facility exists on Cuyamaca Peak and is utilized by the State Park Service, State Department of Forestry and other emergency service providers. Cuyamaca Peak is approximately four miles north of the proposed project site. Verizon has attempted to locate a facility on Cuyamaca Peak but has been denied access by the State of California. Coverage from this site would complement the coverage from the project site but would not replace coverage from the proposed project site.

2. North Peak, Engineer Rd., Julian

A major communication tower facility is located on North Peak, approximately eight miles north of the proposed project. Verizon is located on North Peak, as are most licensed wireless carriers. AT&T Mobility has a facility on North Peak to cover the northern area of Cuyamaca Rancho State Park and the southern portion of Julian.

3. Wallace Peak, Cambell Ranch Road, Descanso

Wallace Peak is located approximately five miles south of the project site, south of Interstate 8; AT&T Mobility has a facility located here also. Coverage is to Interstate 8, east and west, and State Highway 79, at its intersection with I-8.

EVALUATION OF POTENTIAL ALTERNATE SITES PER SECTION 6986 A.2. (A)(1.):

Water Tanks – There are no publicly owned water tanks in the area.

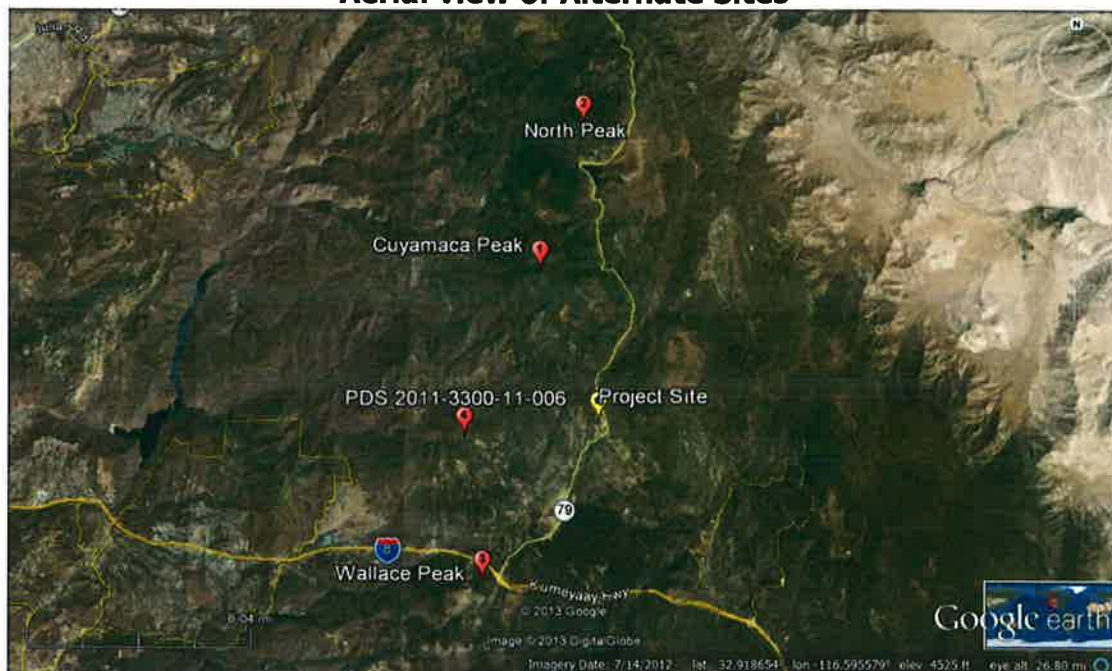
Utility Towers –There are no high voltage utility lines in the area.

Cobra Style Street Lights – There are no streetlights in the area that would satisfy the coverage requirements. Utility poles are located along Highway 79 but are too low and concealed by roadside landscaping to be effective in covering the area.

Commercial or Industrial Buildings—There are no commercial areas within a two-mile radius of the project site; the closest commercial area is in the Descanso town site, approximately 3.25 miles southwest of the project site.

County or Government Facilities—There are no County or government facilities in the area other than Cuyamaca Rancho State Park, which is discussed above.

Aerial view of Alternate Sites



- 1. Cuyamaca Peak, Cuyamaca Rancho State Park**
- 2. North Peak, Engineer Road, Julian**
- 3. Wallace Peak, Cambell Ranch Road, Descanso**
- 4. PDS2011-3300-11-006, 10950 Boulder Creek Road, Descanso**